Strategic Planning Branch **REPORT**

Know Your City

Status of Residential Land

December 1989

THE CITY OF Edmonton PLANNING AND DEVELOPMENT

City of Edmonton

STATUS of RESIDENTIAL LAND

December 1989

91-00295/

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EXECUTIVE SUMMARY

The Status of Residential Land report 1989 is an inventory of the vacant residential land in the Area Structure Plan (ASP) areas and a record of the annual absorption of serviced lots as measured by building permit approvals. The report is prepared on an annual basis and can be used as a comparison to previous years.

More detailed information on development in each ASP is available from the Planning and Development Department, Forecasting and Policy Development Group, at 428-3572, or the Area Structure Plan Neighbourhood Data Tables for 1989.

1. Supply of Serviced Lots

At the end of 1989, there was vacant, serviced residential land with a capacity of 18,087 potential dwelling units (pdu) in the ASP areas of the city, down approximately 3% (18,730) from 1988 (Table 1).

Included in this figure is servicing of 1,124 potential dwelling units in 1989 (Table 4-3) and actual 1989 absorption of 2,122 potential dwelling units as measured by building permit approvals (Table 4-5).

Table 1
Supply of Serviced Lots
(Measured in Potential Dwelling Units)

	1986	1987	1988	1989
Single Family	4,146	3,625	3,287	2,672
Row Housing	4,366	4,336	4,339	4,392
Apartments	11,936	11,700	11,104	11,023
TOTAL	20,448	19,661	18,730	18,087

2. Building Permit Activity

Building permits in 1989 in ASP areas were up 2% (2,122) over the 1988 (2,088) total. Building permit approvals for single family units in ASP areas improved further in 1989 (1,944) compared to 1988 (1,760) (Table 2). There were 139 row housing permit approvals in 1989, and 39 apartment permits.

Table 2
Building Permit Activity
(Measured in Potential Dwelling Units)

	1986	1987	1988	1989
Single Family	1,312	1,725	1,760	1,944
Row Housing	85	72	154	139
Apartments	-	-	174	39
TOTAL	1,397	1,797	2,088	2,122

3. Subdivision Registrations

Subdivision registrations in the ASP areas produced 2,426 new lots in 1989. This number is 46% higher than the 1988 total. (Table 3) Row housing made up 3% (70 pdu) of this number (52 pdu in Castle Downs Extension and 18 pdu in West Jasper Place).

Table 3
Residential Subdivision Plan Registration
(Measured in Potential Dwelling Units)

	1986	1987	1988	1989
Single Family	1,043	1,401	1,403	2,356
Row Housing	250	49	255	70
Apartments	-	-	-	-
TOTAL	1,293	1,450	1,658	2,426

4. Servicing Activity

Servicing in the ASP areas was down 28% (1,124 pdu) from 1988 (1,566 pdu) levels. In 1989, land with a development potential of 1,072 single family lots and 52 row units was serviced. (Table 4-3)

The lower than anticipated 1989 servicing levels resulted from approximately 1,400 lots that were approved to be serviced yet did not have all servicing requirements completed. It is expected that these lots will be completed in 1990.

Table 4
Residential Land Servicing
(Measured in Potential Dwelling Units)

	1986	1987	1988	1989
Single Family	1,035	1,335	1,311	1,072
Row Housing	250	49	255	52
Apartments	-	-	-	-
TOTAL	1,285	1,384	1,566	1,124

5. City Owned Land

Supply of Vacant Serviced City Owned Land

The City owned 210 vacant, serviced, single family lots and land with a development potential of 5,437 multi-family units in the ASP areas. Most of this land is located in Mill Woods. The lot supply declined, reflecting city land sales and changes to the City data base.

Table 5
Supply of City Owned Serviced Land
(Measured in Potential Dwelling Units)

	1986	1987	1988	1989
Single Family	1,402	966	356	210
Multi-Family	7,142	7,377	6,948	5,437
TOTAL	8,544	8,343	7,304	5,647

Servicing Program for City Owned Residential Land

The City serviced 306 single family lots in 1989 (Table 7).

Table 7
Servicing of City Owned Land
(Measured in Potential Dwelling Units)

	1986	1987	1988	1989
Single Family	72	97	121	306
Multi-Family	3	-	-	-
TOTAL	75	97	121	306

1. SCOPE OF THE REPORT

1.1 Purpose

The Status of Residential Land report, prepared annually since 1971 by the Planning and Development Department, is an inventory of the vacant residential land in the newer suburban areas of the city (the Area Structure Plan or ASP areas, see Map) and a record of the annual demand for serviced lots as measured by the building permit approval totals.

NOTE: More detailed information on development in each ASP area is available from the Planning and Development Department, Forecasting and Policy Development Group 428-3572.

1.2 Report Organization

Lot totals are aggregated on a neighbourhood and then presented on an ASP area basis. For example, totals, for Burnewood (the neighbourhood), are calculated, but only the complete tally for Mill Woods (the ASP area) is presented in the report. Detailed information by neighbourhood is available in the supplementary report "Status of Residential Land, Area Structure Plan Neighbourhood Data".

Occasionally, reference to the "built up areas" of the city will appear. This refers to the older parts of the city and the mature suburbs developed before about 1970.

Subdivided land means that the land in question has not only received all City approvals but has been registered with the Alberta Land Titles Office. If the subdivision is not registered, for the purposes of this report it does not exist. A single family lot is considered serviced when the servicing extensions are in place and a multi-family lot when the trunk line passes in a street abutting the site. More definitions and data sources are provided in Chapter 2. A map showing the boundaries of the ASP areas is provided on the following page.

The supply of multi-family units is calculated by multiplying the size of the parcel in hectares by the permitted density for the districting (zoning) on the parcel. Row housing can be developed at 42 units per hectare and apartment housing at an average of about 125 units per hectare (although certain districts permit up to 325 units per hectare).

1.3 Note on Inventory

The present lot inventory can be calculated by subtracting either housing starts or building permits from the serviced lot inventory. Each method has its advantages and its drawbacks. Since a lot is effectively removed from the inventory once the building permit is issued, the Planning and Development Department uses building permits as the measure.

In rapid growth times, the advantage to this method is that the inventory is not only up-to-date but it also anticipates development; in slow growth times, there is the possibility that some building permits might be issued to builders who are unable to exercise them. This has happened in the past and minor revisions to the tables of inventory have been necessary from time-to-time. Several hundred building permits

MAP 1

CITY OF EDMONTON RESIDENTIAL AREA STRUCTURE PLAN AREAS JANUARY 1, 1985

which fall into this category were issued over the past two to three years. This year (and last), the files were revised using a combination of air photo reconnaissance, site inspection and reviewing the City's assessment rolls to ascertain if a lot was actually vacant and had no current building permit outstanding.

This double checking has not been done every year because until comparatively recently, once a building permit was issued, construction could, with a high degree of certainty, have been assumed to follow immediately.

In 1989, 1,124 lots were fully "serviced". However, in a significant number of subdivisions, much of the servicing was completed, but the subdivision was not counted as being fully serviced because it did not meet the definition. The estimated number of lots in this category is 1,400 and are listed in Table 2-1 along with 1990 new servicing forecasts. This situation arose because of a late flurry of servicing in 1989 which was hampered by poor weather not allowing all road work to be completed. The large overhang of partially serviced lots in 1989 will affect the total number of lots to be fully serviced in 1990 as well as the geographic distribution.

TABLE 2-1

Single Family Residential Land Servicing Forecast, 1990

Area Structure Plan	1989 Overhang	1990 New Servicing	Total
Castle Downs Extension	1	70	71
Riverbend	185	236	421
West Jasper Place	252	123	375
Meadows	65	22	87
Palisades	-	18	18
Lake District	109	1	110
Pilot Sound	67	46	113
Twin Brooks	187	86	273
Mill Woods	467	594	1,061
Clareview, Hermitage and Steele Heights	83	-	83
TOTAL	1,416	1,196	2,612

Source: Edmonton Planning and Development Department, May 1990.

Note: The 1990 servicing forecasts are comprised of the overhang of 1,416 lots partially serviced in 1989 and 1,196 lots where servicing agreements will be signed and servicing is expected to be completed in 1990.

2. DATA, SOURCES AND DEFINITIONS

2.1 Data and Data Sources

Data for this report were obtained from City departments. City data are the products of administrative data collection procedures of municipal departments.

Data from different sources may not be entirely comparable. Report users should be aware of this fact when using and interpreting the data. Data and data sources are listed below.

The Office of the City Assessor is the source of statistics used to produce estimates of the number of dwelling units by type of structure in the city.

The Building Inspection Branch of the Planning and Development Department is the source of all statistics on building permits issued. The Land Management and Systems Branch of the Planning and Development Department is the source of statistics on all City- owned residential land. This Department is the source of data on municipal servicing and raw land. Calculations, using data from other sources, have been made by the Department.

2.2 Definitions

"Area structure plan areas" (ASP areas) include both designated outline plan areas and legally designated area structure plan areas in Edmonton. Some older outline plan areas that are fully or nearly fully developed (e.g., Duggan) have not been included. All outline plan and area structure plan areas included in this report are listed on Table 3-1.

"Built-up area" refers to the combined areas of Edmonton within the boundaries of the city prior to annexation on January 1, 1982, that do not fall within an area structure plan area as defined above.

"Dwelling units as measured by building permit approvals" refers to the number of dwelling units for which building permits have been issued by the Building Inspection Branch. It is stressed that issuance of a building permit does not guarantee that the permit will be acted on. A small proportion of permits issued are allowed to lapse while others are superseded by new permits.

"Potential dwelling units (pdu)" refers to the maximum possible number of dwelling units that may be developed on residential land under the terms of the Land Use Bylaw. For single family dwellings, duplex and semi-detached dwellings in RF1, RF2, RF3, RF4 and RPL land use districts, this number is the same as the number of registered lots in a plan of subdivision. For row and apartment dwellings, an estimate is taken by multiplying the gross area of a parcel of land by the maximum number of dwelling units per hectare of land permitted in the appropriate land use district. For example, land districted under the Land Use Bylaw as RF5 has a

maximum development potential of 42 dwelling units per hectare. Hence, a maximum of 84 dwelling units (2x42) may be built on a 2 hectare parcel. Normally, row housing is built on land with a land use districting of RF5 or RF6 and apartment housing is built on land with a land use districting of RA7, RA8 or RA9. It should be noted too, that many new developments contain fewer dwelling units than the maximum permitted under the Land Use Bylaw.

"Vacant serviced land" refers to vacant registered parcels of residential land which have or could have been released by the Land Development Branch for the issuance of building permits. This means complete underground servicing to all lots and, as a minimum, gravelled access roads. Note that this definition has slightly different implications for single family and multi-family sites. In the case of multi-family sites, services need only be provided in the road passing by the site.

"Vacant subdivided land" refers to vacant registered parcels of residential land. Registered land refers to land legally established within a plan of subdivision as recorded in the Alberta Land Titles Office. The figures reported include vacant serviced land, as described above, as well as vacant unserviced land.

3. RESIDENTIAL DEVELOPMENT IN THE CITY OF EDMONTON

3.1 Total Housing Stock

Development activity increased sharply in 1989 over 1988. Building permit approvals for the whole city totalled 3,171 units, a 22% increase over 1988. Of this total, 2,122 permits were approved in the ASP areas and 1,049 in the built-up city areas.

Demolitions increased to 154 from 138 in 1988, with 5 units being demolished in the ASP areas and 149 in the built-up areas.

TABLE 3-1
Building Permits Issued in the City of Edmonton, 1988-89

	1988			1989			
	Built-up Areas	ASP Areas	Total	Built-up Areas	ASP Areas	Total	1988-89 % change
Single Family and Semi-Detached Units	483	1,760	2,243	567	1,944	2,511	11.9
Row Housing Units	0	154	154	124	139	263	70.8
Apartment Units	26	174	200	358	39	397	98.5
Total Units	509	2,088	2,597	1,049	2,122	3,171	22.1
Demolitions	138	0	138	149	5	154	11.6

Source: City of Edmonton, Planning and Development Department

3.2 Mix of New Development

Single family and semi-detached units accounted for 79% (2,511) of all permits approved in 1989, while row housing accounted for 8% (263) and apartments 13% (397).

In the ASP areas, single family and semi-detached units accounted for 92% (1,944) of permit approvals, with row housing accounting for 6% (139) and apartments 2% (39). (See also Section 4.5).

In the built-up city areas, single family and semi-detached units accounted for 54% (567) of permit approvals, row units 12% (124) and apartments 34% (358).

4. RESIDENTIAL DEVELOPMENT IN THE AREA STRUCTURE PLAN AREAS

4.1 Residential Subdivision Plan Registrations

Subdivision activity improved further in 1989, with 2,426 potential dwelling units being registered compared to 1,658 in 1988 and 1,450 in 1987. (See Table 4-1)

West Jasper Place had the largest share of registrations with 578 pdu or 24% of the total, followed by Riverbend with 548 pdu or 23% and Mill Woods with 340 or 14%.

All other ASP areas had less than 200 pdu registered, with Castle Downs having no subdivision registrations.

4.2 Supply of Vacant Subdivided Residential Land

Since virtually all of the vacant subdivided lots in the ASP areas are also serviced, the discussion in section 4.5, applies here, as well. (See Table 4-2)

4.3 Residential Land Servicing

This section discusses 1989 servicing and how this activity relates to newly registered subdivisions.

1989 Servicing Activity

Total servicing activity for 1989 was 1,124 pdu, compared to 1,566 pdu in 1988. The 1989 activity consisted of 1,072 single family lots and 52 row lots. (See Table 4-3)

For the purpose of this report a lot is considered to be completely serviced when water and sewer services are in place and a completion certificate has been issued. During 1989, there were approximately 2,480 pdu units that had servicing agreements completed, however, only 1,124 were completely serviced by year-end. The remainder of these lots are expected to be completed in early 1990 and will be added to the 1990 inventory.

With both Riverbend and West Jasper Place having the largest share of subdivision registrations, they also had the largest share of lots serviced with 270 and 266 respectively. Pilot Sound, with 147 lots registered, had an initial servicing of 80 lots.

4.4 Supply of Vacant Serviced Residential Land

As of December 31, 1989 the City of Edmonton had a total of 18,087 vacant serviced residential potential dwelling units. This was a decrease of 3.5% in the residential lot supply from the 1988 total (18,730 pdu). The 1989 total was comprised of 11,023 potential apartment units or 61% of the total lot supply. Potential row units accounted for 24% (4,392 pdu) and potential single family units for 15% (2,672 pdu).

TABLE 4-1

Annual Residential Subdivision Plan Registration Activity in Area Structure Plan Areas
1987-1989, (Measured in Potential Dwelling Units)

Area Structure Plan Areas	1987				1988				1989			
	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units
Castle Downs	22	0	0	22	33	0	0	33	0	0	0	0
Castle Downs Ext.	0	0	0	0	74	0	0	74	81	52	0	133
Clareview,Hermitage Steele Heights	106	0	0	106	101	0	0	101	58	0	0	58
Kaskitayo	157	0	0	157	23	70	0	93	19	0	0	19
Lake District	91	0	0	91	309	0	0	309	158	0	0	158
The Meadows	107	0	0	107	71	0	0	71	132	0	0	132
Mill Woods	91	0	0	91	93	67	0	160	340	0	0	340
The Palisades	56	0	0	56	58	0	0	58	131	0	0	131
Pilot Sound	0	0	0	0	0	0	0	0	147	0	0	147
Riverbend	351	49	0	400	218	0	0	218	548	0	0	548
Twin Brooks	66	0	0	66	83	0	0	83	182	0	0	182
West Jasper Place	354	0	0	354	340	118	0	458	560	18	0	578
ASP AREAS TOTAL	1401	49	0	1450	1403	255	0	1658	2356	70	0	2426

Source: City of Edmonton, Transportation Department

TABLE 4-2

Year End Supply of Vacant Subdivided Residential Land in Area Structure Plan Areas, 1987-1989, (Measured in Potential Dwelling Units)

Area Structure Plan Areas	1987				1988				1989			
	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units
Castle Downs	110	186	314	610	110	173	314	597	72	173	314	559
Castle Downs Ext.	0	0	0	0	69	0	0	69	44	0	0	44
Clareview,Hermitage Steele Heights	354	1240	1073	2667	249	1206	1073	2528	244	1206	1073	2523
Kaskitayo	199	431	1606	2236	149	467	1606	2222	121	467	1606	2194
Lake District	217	84	0	301	361	84	0	445	236	84	0	320
The Meadows	179	0	0	179	148	0	0	148	190	0	0	190
Mill Woods	1161	1277	6580	9018	737	1225	6278	8240	771	1225	6278	8274
The Palisades	48	0	0	48	65	0	0	65	61	0	0	61
Pilot Sound	0	0	0	0	0	0	0	0	33	0	0	33
Riverbend	726	482	0	1208	585	456	0	1041	576	456	0	1032
Twin Brooks	52	0	0	52	61	0	0	61	28	0	0	28
West Jasper Place	670	636	2127	3433	753	728	1833	3314	678	804	1833	3315
ASP AREAS TOTAL	3725	4336	11700	19761	3287	4339	11104	18730	3054	4415	11104	18573

Source: City of Edmonton, Planning and Development Department

TABLE 4-3

Annual Residential Servicing Activity in Area Structure Plan Areas
1987-1989, (Measured in Potential Dwelling Units)

Area Structure Plan Areas	1987				1988				1989			
	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units
Castle Downs	0	0	0	0	33	0	0	33	0	0	0	0
Castle Downs Ext.	0	0	0	0	74	0	0	74	81	52	0	133
Clareview,Hermitage Steele Heights	106	0	0	106	101	0	0	101	0	0	0	0
Kaskitayo	113	0	0	113	23	70	0	93	0	0	0	0
Lake District	91	0	0	91	291	0	0	291	106	0	0	106
The Meadows	107	0	0	107	71	0	0	71	132	0	0	132
Mill Woods	91	0	0	91	65	67	0	132	6	0	0	6
The Palisades	56	0	0	56	58	0	0	58	131	0	0	131
Pilot Sound	0	0	0	0	0	0	0	0	80	0	0	80
Riverbend	351	49	0	400	182	0	0	182	270	0	0	270
Twin Brooks	66	0	0	66	83	0	0	83	0	0	0	0
West Jasper Place	354	0	0	354	330	118	0	448	266	0	0	266
ASP AREAS TOTAL	1335	49	0	1384	1311	255	0	1566	1072	52	0	1124

Source: City of Edmonton, Public Works Department

TABLE 4-4

Year End Supply of Vacant Serviced Residential Land in Area Structure Plan Areas, 1987-1989, (Measured in Potential Dwelling Units)

Area Structure Plan Areas	1987				1988				1989			
	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units
Castle Downs	119	186	314	619	110	173	314	597	72	173	314	559
Castle Downs Ext.	0	0	0	0	69	0	0	69	44	0	0	44
Clareview,Hermitage Steele Heights	298	1240	1073	2611	249	1206	1073	2528	153	1206	1073	2432
Kaskitayo	155	431	1606	2192	149	467	1606	2222	121	467	1606	2194
Lake District	217	84	0	301	361	84	0	445	236	84	0	320
The Meadows	179	0	0	179	148	0	0	148	190	0	0	190
Mill Woods	1161	1277	6580	9018	737	1225	6278	8240	480	1202	6197	7879
The Palisades	48	0	0	48	65	0	0	65	61	0	0	61
Pilot Sound	0	0	0	0	0	0	0	0	33	0	0	33
Riverbend	726	482	0	1208	585	456	0	1041	576	456	0	1032
Twin Brooks	52	0	0	52	61	0	0	61	28	0	0	28
West Jasper Place	670	636	2127	3433	753	728	1833	3314	678	804	1833	3315
ASP AREAS TOTAL	3625	4336	11700	19661	3287	4339	11104	18730	2672	4392	11023	18087

The supply of potential apartment units decreased by 81 pdu in 1989 due to redistricting changes which occurred and permits for apartments of 39 units. This change decreased apartment units slightly, while the supply of potential row units increased slightly. The supply of potential single family units decreased by 19% in 1989.

The ASP with the largest number of vacant serviced potential dwelling units was Mill Woods with 44% (7,879 pdu) of the total city supply followed by West Jasper Place with 18% (3,315 pdu), Clareview, Hermitage, Steele Heights with 13% (2,432 pdu), Kaskitayo with 12% (2,194 pdu) and Riverbend with 6% (1,032 pdu). All other ASP areas had considerably less vacant serviced potential dwelling units. (Table 4-4).

Mill Woods had the largest number of potential apartment units with 6,197 pdu or a 56% share of the apartment potential dwelling unit total. West Jasper Place had the second largest vacant total with 1,833 potential apartment units or 17% of the potential apartment unit total and Kaskitayo has 1,606 potential apartment units or 15%. All other ASP areas had considerably less.

Clareview, Hermitage and Steele Heights had the largest percentage of vacant serviced subdivided row units with 27% (1,206 pdu) followed closely by Mill Woods with 27% (1,202 pdu), West Jasper Place had 18% (804 pdu), followed by Kaskitayo with 11% (467 pdu) and Riverbend had 10% (456 pdu).

When describing the share of vacant potential serviced single family units, West Jasper Place had the largest share with 25% (678 pdu) followed by Riverbend with 21% (576 pdu), Mill Woods with 18% (480 pdu) and the Lake District with 9% (236 pdu).

4.5 Residential Building Permits

ASP Building Permit Activity

For the third year in a row, Mill Woods captured the largest number of building permits issued (485) to any ASP area with 23% of the total ASP permits issued. West Jasper Place had the second highest number of permits issued at 456 (21% of total) followed by Riverbend at 363 permits (17% of total). During 1989, the first permits were issued for Pilot Sound (47). (See Table 4-5)

There were 139 row permits issued in 1989, 87 in Mill Woods, and 52 in Castle Downs Extension. Apartment permits were issued to Mill Woods for the first time since 1982.

4.6 Building Permit Housing Stock in the Area Structure Plan Areas

Single family units accounted for half (43,729) of the total housing stock in the ASP areas, while row units accounted for 23% (19,613) and apartments 26% (22,615). The housing stock in 1989 grew by 3% over 1988 (83,777). (See Table 4-6)

Overall Mill Woods had the largest share with 33% (28,768) of the present housing stock followed by West Jasper Place with 20% (17,191), Clareview, Hermitage, and Steele Heights with 14% (11,686), Castle Downs with 12% (10,368), Kaskitayo with 11% (9,059), Riverbend with 6% (4,898) and Lake District at 2% (2,134). The Meadows, Twin Brooks, The Palisades and Castle Downs Extension have very little housing at this time.

In single family and semi-detached dwellings, Mill Woods was the leader with 34% (14,698) of the housing stock. This percentage was nearly twice as great as West Jasper Place, the second leading area of single family stock at 18% (7,690), followed by Castle Downs with 14% (6,227), Clareview, Hermitage, and Steele Heights at 11% (4,628), Kaskitayo at 8% (3,575), Riverbend at 8% (3,433) and Lake District at 5% (1,974).

The largest amount of row housing stock was found in Mill Woods with 28% (5,617), but West Jasper Place also had a significant amount with 23% (4,528) followed by Clareview, Hermitage, Steele Heights at 20% (3,864), Castle Downs with 13% (2,530), Kaskitayo at 11% (2,149), Riverbend at 3% (544) and Lake District at 1% (160).

Ranking of the ASP areas by apartments had Mill Woods as the leader with 37% of the present apartment stock, (8,453,) followed by West Jasper Place with 22% (4,973) Kaskitayo with 15% (3,335), Clareview, Hermitage, and Steele Heights with 14% (3,194), Castle Downs with 7% (1,611) and Riverbend with 4% (921).

TABLE 4-5

Residential Dwelling Units Approved by Building Permits in the City of Edmonton, 1987-1989, (Measured in Potential Dwelling Units)

Area Structure Plan Areas	1987				1988				1989			
	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units
Castle Downs	113	6	0	119	47	0	0	47	40	0	0	40
Castle Downs Ext.	0	0	0	0	5	0	0	5	47	52	0	99
Clareview,Hermitage Steele Heights	85	0	0	85	145	0	0	145	98	0	0	98
Keskitayo	89	18	0	107	94	16	0	110	32	0	0	32
Lake District	200	0	0	200	158	0	0	158	266	0	0	266
The Meadows	64	0	0	64	76	0	0	76	94	0	0	94
Mill Woods	424	0	0	424	545	67	0	612	359	87	39	485
The Palisades	8	0	0	8	50	0	0	50	78	0	0	78
Pilot Sound	0	0	0	0	0	0	0	0	47	0	0	47
Riverbend	338	47	0	385	345	23	0	368	363	0	0	363
Twin Brooks	12	0	0	12	71	0	0	71	64	0	0	64
West Jasper Place	392	1	0	393	224	48	174	446	456	0	0	456
ASP AREAS TOTAL	1725	72	0	1797	1760	154	174	2088	1944	139	39	2122

Source: City of Edmonton, Planning and Development Department

TABLE 4-6

Estimated Numbers of Residential Dwelling Units Approved by Building Permits in Area Structure Plan Areas to December 1989

Area Structure Plan Areas		Single Family and Semi-Detached Units	Row Housing Units	Apartment Units	Total Units
Castle Downs	No.	6227	2530	1611	10368
	Row %	60	24	16	100
Castle Downs Extension	No.	52	52	0	104
	Row %	50	50	0	100
Clareview,Hermitage Steele Heights	No.	4628	3864	3194	11686
	Row %	40	33	27	100
Kaskitayo	No.	3575	2149	3335	9059
	Row %	39	24	37	100
Lake District	No.	1974	160	0	2134
	Row %	93	7	0	100
The Meadows	No.	319	0	0	319
	Row %	100	0	0	100
Mill Woods	No.	14698	5617	8453	28768
	Row %	51	20	29	100
The Palisades	No.	136	0	0	136
	Row %	100	0	0	100
Pilot Sound	No.	47	0	0	47
	Row %	100	0	0	100
Riverbend	No.	3433	544	921	4898
	Row %	70	11	19	100
Twin Brooks	No.	147	0	0	147
	Row %	100	0	0	100
West Jasper Place	No.	7690	4528	4973	17191
	Row %	45	26	29	100
ASP AREAS TOTAL		43729	19613	22615	85957
		51	23	26	100

Source: City of Edmonton, Planning and Development Department

5. CITY OWNED RESIDENTIAL LAND

5.1 Supply of City Owned Raw Land

The City owned 291.7 hectares of raw land designated for residential uses (Table 5-1), at the end of 1989.

TABLE 5-1

City-Owned Raw Land In Area Structure Plan Areas, December, 1989

	Hectares
Casselman/Steele Heights	24.0
Lake District	86.4
The Meadows	64.6
Mill Woods (Burnewood)	39.8
Pilot Sound	76.9
TOTAL City-Owned Raw Land in ASP Areas	291.7

SOURCE: City of Edmonton Planning and Development Department

5.2 City Owned Subdivided Residential Land

Since all of the City owned subdivided residential lots are serviced, the discussion in Section 5-4 applies here as well.

TABLE 5-2

Supply of City-Owned Vacant Subdivided Residential Land (Serviced and Unserviced) In Area Structure Plan Areas 1987-1989 (measured by potential dwelling units)

	1987			1988			1989		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
Total Combined Plan Areas	966	7,377	8,343	356	6,948	7,304	210	5,437	5,647

SOURCE: City of Edmonton Planning and Development Department

5.3 Servicing Program for City Owned Lots

There were 306 single family lots serviced in 1989 of which Mill Woods had 296 lots serviced and other plan areas 10 lots serviced.

TABLE 5-3

Annual Residential Servicing Activity for City-Owned Land, 1987-1989 (Measured in Potential Dwelling Units)

	1987			1988			1989		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
Mill Woods	52	-	52	77	-	77	296	-	296
Other Plan Areas	45	-	45	44	-	44	10	-	10
Total Combined Plan Areas	97	-	97	121	-	121	306	-	306

SOURCE: City of Edmonton Planning and Development Department

5.4 City Owned Serviced Residential Land

Through the Planning and Development Department, the City of Edmonton owns 210 vacant, serviced single family lots. It also owns vacant, serviced land with a development potential of 5,437 multi family (row and apartment) units (Table 5-4). Most of these lots are in Mill Woods.

TABLE 5-4

Supply of City-Owned Vacant Subdivided Residential Land In Area Structure Plan Areas 1987-1989 (Measured in Potential Dwelling Units)

	1987			1988			1989		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
Total Combined Plan Areas	966	7,377	8,343	356	6,948	7,304	210	5,437	5,647

SOURCE: City of Edmonton Planning and Development Department

5.5 Sales of City Owned Residential Lots

The City sold 561 single family lots and multi-family land with a development potential of 920 dwelling units in 1989, a 66% increase over 1988.

TABLE 5-5

City-Owned Land Sold For Residential Development, 1987-1989 (Measured in Potential Dwelling Units)

	1987			1988			1989		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
Mill Woods	380	2	382	605	11	616	361	920	1,281
Other Plan Areas	185	4	189	277	-	277	200	-	200
Total Combined Plan Areas	565	6	571	882	11	893	561	920	1,481

SOURCE: City of Edmonton Planning and Development Department